



KAK 13-019

MJF Development

Staff Report and Recommendations

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|--|-------------------|
| Development Lot Area | 21,192 sf |
| Proposed Development Floor Area | 141,712 sf |
| Total Number of Units | 192 units |
| Open Space | 3,194 sf |
| Recreation Space | 12,420 sf |
| Tower Floor Plate | 7,958 sf |
| Total # of Parking Stalls | 198 stalls |
| Loading Zone | 2 stalls |

Project Summary

- **HAR 15-217-57(d) – ED determines infrastructure is adequate to waive FAR limitations**
- **Sewer Connection Application for Project Approved**
- **BWS Indicates Existing Water System in Area is Adequate for Project**

Findings - Adequate Infrastructure in Central Kakaako

- **HAR 15-217-57(d) – ED determines infrastructure is adequate to waive FAR limitations**
- **DTS Recommends that a TIAR Be Prepared for the Project and Recommended Traffic Improvements are Undertaken**
- **DOE Indicates that there will not be adequate elementary school capacity for the Project***

Findings - Adequate Infrastructure in Central Kakaako

** Unresolved issue*

- **New Residential Project Where at least 75% of of the Residential Units are Set Aside for Purchase by Families Earning Between 100 to 140 Percent of the AMI**
- **Which Does Not Require Financial Assistance for Construction from Federal, State or County Governmental Bodies**
- **Meets Unit Size Requirements**

Kakaako Workforce Housing Permit Requirements

- **HAR Section 15-218(a) - Project is a Qualified Workforce Housing Development Permit Application**
- **HAR Section 15-218-55(e) – Authority May Consider Modifications to Mauka Area Rules for a “workforce housing project”.**

Findings - Authority May Consider Modifications to Rule

- **HAR 15-217-80(d) Requires the Following Findings of Fact**
- **Consistency w/Mauka Area Plan – Complies with and advances the goals, policies & objectives**
- **Consistency w/Mauka Area Rules – Protect, Preserve or Enhance Desirable Neighborhood Characteristics**
- **Compatibility of the Mauka District – Project will not have substantial adverse effect on surrounding land uses & compatible w/exisiting & planned land use character of the surrounding area**

Findings Required

- **Request – Increase Parking Podium Height from 65 to 68 feet**
- **Finding – Parking Podium Height Increase of 3 Feet Along Portion of Waimanu Street & along Eastern Frontage is COMPATIBLE w/ Mauka Plan and Rules and will not produce a substantially adverse effect on existing & planned land use & is compatible w/existing and planned land use in the area.**

Modification #1 Request & Findings

- **Request – Modification of Pedestrian Zone Treatment Along Kawaihao Street**
- **Finding – Project Proposed Pedestrian Zone Treatment that is SUBSTANTIALLY Better than required and is COMPATIBLE w/Mauka Plan and Rules and WILL NOT have an substantial adverse effect on surrounding land uses.**

Modification #2 Request & Findings

- **Request – Modification of Loading Zone Specifications**
- **Finding – Project provides 2 instead of 1 loading zone spaces is therefore COMPATIBLE w/Mauka Plan and Rules and will not produce a substantial adverse effect on the surrounding land use and will be compatible w/existing & planned land use character of surrounding area.**

Modification #3 Request & Findings

- **Request – Curb Cuts to be provided at a distance <22 feet from the surrounding property**
- **Finding – The Project curb cuts could be relocated to the EASTERN side of the lot**
- **Finding – Curb cuts in close proximity to each other negatively affect the pedestrian zone & project design**

Modification #4 Request & Findings

- **Request – Allow a Distance of <300' (89') where the proposed tower falls within the mauka/makai zone of another tower**
- **Finding – The Project Tower lies 89' from the Imperial Plaza Tower**
- **Finding – The Proposed Tower lies with the Central Kakaako Neighborhood**

Modification #5 Request & Findings

- **Request – Allow a Distance of <300' (89') where the proposed tower falls within the mauka/makai zone of another tower**
- **Finding – The CK Neighborhood is primarily composed of small lots and predominant uses such as service business, light industrial and production facilities**
- **Finding – Mauka Plan for CK Neighborhood is to support small business use while allowing for potential reuse through selective road/parking improvements**

Modification #5 Request & Findings (cont'd)

- **Request – Allow a Distance of <300' (89') where the proposed tower falls within the mauka/makai zone of another tower**
- **Finding – The Project would not protect, preserve or enhance the Central Kakaako Neighborhood's desirable characteristics**
- **Finding – Based on the site inspection & applicant's exhibits, the Project will have a substantial adverse effect on surrounding land uses**

Modification #5 Request & Findings (cont'd)

- **Request – Allow a Distance of 39’6” Between Towers Instead of 80’ As Required**
- **Finding – Proposed distance of 39’6” is a substantial deviation from Mauka Rules**
- **Finding – Proposed distance is Inconsistent w/ goals, policies & objectives of the Mauka Area Plan**
- **Finding – Based on site inspection & applicant’s exhibits, proposed distance will produce a substantially adverse impact upon surrounding land use and existing character of neighboring use**

Modification #5 Request & Findings (cont’d)

- **Increase Allowable Building Height From 65' to 250'**
- **Findings – The Allowable Building Height in the Central Kakaako Neighborhood is 65'**
- **Findings – The Project Proposes a Building Height of 250'**
- **Findings – The Project Proposes a Substantial Deviation of 185' from the 65' Standard**

Modification #6 Request & Findings

- **Increase Allowable Building Height From 65' to 250'**
- **Findings – Increasing the Building Height to 250' would be a substantial deviation of Rule**
- **Findings - A 250' tall Podium High Rise would produce a substantial adverse effect on surrounding land use**

Modification #6 Request & Findings (cont'd)

- **Increase Allowable Building Height From 65' to 250'**
- **Findings – Increasing the Building Height to 250' would not Preserve, Protect or Enhance Desirable Neighborhood Characteristics**
- **Findings – Increasing the Building Height to 250' would not Advance the Goals, Policies & Objectives of the Mauka Area Plan**

Modification #6 Request & Findings (cont'd)

| Modification | Consistent/ Compatible | Adverse |
|--|-----------------------------------|----------------|
| Increase Parking Podium Height by 3 feet | X | |
| Modification of Pedestrian Zone Treatment Along Kawaihao Street | X | |
| Modification of Loading Zone Specs | X | |
| Curb Cuts Provided <22' From Property Line | | X |
| Allow 89' Spacing from Imperial Tower/ 39'6" from Plaza Tower | | X |
| Increase Building Height to 250' | | X |

Summary of Findings

- **The Authority Adopt the Staff Findings of Fact as its Own**
- **Allow the Applicant to File Exceptions, Written Argument (if they choose) Prior to Authority Decisionmaking**
- **Based On the Adoption of Such Findings, Consideration of and Exceptions or Written Argument, Deny Applicant's Application for a Development Permit**

Staff Recommendations
